



Petition Number: 1211-DP-14 & 1211-SIT-10 & 1211-SPP-07

Subject Site Address: Located at the northeast corner of Saddlehorn Drive and Carey Road

Petitioner: Ramsay Development, LLC

Representative: Cash Waggoner & Associates, PC

Request: Ramsay Development, LLC requests a Development Plan, Site Plan, and Primary Plat Review for a 50,000 SF long-term care facility on approximately 6 acres in the Bridgewater PUD District.

Current Zoning: Bridgewater PUD
Underlying zoning is EI (Enclosed Industrial)

Current Land Use: Vacant

Approximate Acreage: Approximately 6 acres

Zoning History: Bridgewater PUD 06-49 (restated)
Bridgewater PUD 11-01 (amendment)

Exhibits: 1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans
4. Elevation Renderings
5. Bridgewater PUD 11-01 (amendment)

Staff Reviewer: Ryan Clark

Procedural

- Requests for Development Plan Review, Site Review, and Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the November 5, 2012 Advisory Plan Commission (the "APC") meeting.
 - Notice of the November 5, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
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Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location– COMPLIANT
 - Any street related to the subdivision – COMPLIANT
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, scale, north point and date – COMPLIANT
 - Land use adjacent to proposed subdivision and owners names – COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – Petitioner is working with Westfield Economic and Community Development Department to ensure compliance
 - Easements - locations, widths and purposes - Petitioner is working with Westfield Economic and Community Development Department to ensure compliance
 - Statement concerning the location and approximate size or capacity of utilities to be installed - Petitioner is working with Westfield Public Works Development Department to ensure compliance
 - Layout of lots, showing dimensions and numbers and square footage – Petitioner is working with Westfield Economic and Community Development Department to ensure compliance
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes –COMPLIANT.
 - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent – COMPLIANT
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
 - Building setback lines – COMPLIANT
 - Legend and notes - COMPLIANT
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – COMPLIANT



- Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used –COMPLIANT
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land – COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary - Petitioner is working with Westfield Public Works Department to ensure compliance
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - Coordinate with Hamilton County Surveyors Office
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition

WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)

A. Zoning District Standards: Bridgewater PUD Standards (Ord. 06-49 and Ord. 11-01)

Ord 11-01; Exhibit A, Uses and Standards

Section 3. Permitted Uses

1. Assisted living facilities – COMPLIANT

Section 5. Development Standards

1. All development standards in the Bridgewater PUD which apply to Area Z (section 10) shall apply to Parcel L2, unless stated herein. (see below-section 10)
2. The maximum building height shall not exceed two-stories. – COMPLIANT
3. The maximum square footage for an Assisted Living Facility, an Independent Living Facility, or combination thereof shall not exceed 95,000 square feet. – 50,375 Square feet – Compliant
4. The maximum first floor square footage for a medical office building or office building – General purpose shall not exceed 20,000 square feet per building. – N/A



5. The total aggregate square footage for all buildings for a Medical Office and Office Building – General purpose shall not exceed 150,000 square feet. – N/A

Section 6. Parking Standards:

All parking standards in the Bridgewater PUD which apply to Area Y (Section 10, G8) shall apply to Parcel L2. – Petitioner is working with Westfield Community Development Department to ensure compliance.

Section 7. Architectural Standards:

1. All architectural standards in the Bridgewater PUD which apply to Area Z shall apply to Parcel L2, unless otherwise stated herein. (see below)
2. All buildings shall have masonry on at least fifty (50) percent of the exterior, excluding doors, windows, and other openings. – COMPLIANT
3. The use of vinyl shall be prohibited, excluding trim, soffits, windows, other architectural ornamentation. – COMPLIANT
4. The use of sheet metal shall be prohibited, excluding trim, soffits, windows, other architectural ornamentation and roofs. – COMPLIANT

Section 8. Landscaping Standards

1. All perimeter yard landscaping requirements in the Bridgewater PUD which apply to Area Y (section 11, C2) shall apply to parcel L2.

C2. 1 shade tree or 2 ornamental trees per forty (40) linear feet and eight (8) shrubs per 40 linear feet shall be planted – COMPLIANT

2. All perimeter yard landscaping requirements in the Bridgewater PUD which apply to Area Z (section 11, C3) shall NOT apply to Parcel L2.
3. All buffer yard landscaping requirements in the Bridgewater PUD which apply to Area Z (section 11, F) shall only apply to eastern perimeter of Parcel L2.
 1. A twenty (20) foot landscape buffer will be provided along the eastern perimeter. Petitioner is working with Westfield Community Development Department to ensure compliance.
-490 feet along eastern boundary (per section 8.3) – **need 49 evergreen (34 shown)**
= -15 evergreen
4. All other landscaping requirements in the Bridgewater PUD (Exhibit 18) which apply to Area Z shall apply to Parcel L2. – Compliant



Section 10 – Bridgewater PUD (Enclosed Industrial zoning standards)

1. Exhibit 8- no minimum tract or lot area or requirement, there shall be no minimum front yard, there shall be no minimum side yard, there shall be no minimum rear yard. - COMPLIANT
2. The required setback from external streets shall be based upon and determined by 1:2 proximity slope requirement...In no case shall the setback be less than thirty (30) feet. – Petitioner is working with Westfield Community Development Department to ensure compliance.

a. Parking- see section 6 above

b. loading and unloading berths – COMPLIANT – loading in rear of building

Exhibit 18 Landscaping

- I. Trash and Loading facilities (wall or evergreen screening) – Petitioner is working with Westfield Community Development Department to ensure compliance.
- II. Heating and Cooling facilities – Petitioner is working with Westfield Community Development Department to ensure compliance.
- III. Softening of walls and fences – Petitioner is working with Westfield Community Development Department to ensure compliance.
- IV. On-Site (Business) -10 shades trees per acre (67) – Compliant(14 additional evergreen/ornamental trees used for an additional 7 shade trees); 10 ornamental/evergreen trees per acre (67) – Compliant; 25 shrubs per acre (168) – Compliant
- V. Parking Area Landscaping- 107 spaces provided – need 10% parking lot landscaping- Compliant
- VI. Unbroken rows of parking can be a maximum of 200 feet- Petitioner is working with Westfield Community Development Department to ensure compliance.
- VII. Parking lot islands shall have a minimum of 1 tree and 4 shrubs per parking lot island – Petitioner is working with Westfield Community Development Department to ensure compliance.

WC 16.04.165 D Development Plan Review

2. Overlay District Standards – The property does not fall within an overlay district.
3. Subdivision Control Ordinance – See “Primary Plat Review” [Page 2]
4. Development Plan Review (WC 16.04.165)
 1. Any development for a use other than a Single Family Subdivision Development Use in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).



a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - Petitioner is working with Westfield Public Works Department to ensure compliance.
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - COMPLIANT
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – Petitioner is working with Westfield Community Development Department to ensure compliance.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping – See WC 16.06 et seq. – **See Sections 8 and Exhibit 18 (above).**
- c. Lighting – See WC 16.07 et seq. – Petitioner is working with Westfield Community Development Department to ensure compliance.
- d. Signs – See WC 16.08 et seq. – N/A
- e. Building Orientation. – COMPLIANT
- f. Building Materials. – see section 7 above

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Existing Suburban Residential". The proposed project for a long term care facility is permitted in the Bridgewater PUD and generally complies with intent of "Existing Suburban Residential" policies.



6. Street and Highway Access - Petitioner is working with Westfield Public Works Department to ensure compliance.
7. Street and Highway Capacity - Petitioner is working with Westfield Public Works Department to ensure compliance.
8. Utility Capacity - Petitioner is working with Westfield Public Works Department to ensure compliance.
9. Traffic Circulation Compatibility - Petitioner is working with Westfield Public Works Department to ensure compliance.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark @ 317-674-6599 or rclark@westfield.in.gov.